

B. RELATED PROJECTS

The California Environmental Quality Act (CEQA) requires that all EIRs consider the environmental impacts of a project along with the impacts from other projects in the vicinity. These impacts, referred to as cumulative impacts, are defined as the “effects of two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts”.²⁵

In order to provide an assessment of potential cumulative impacts, a list of related projects which may reasonably be assumed to have the potential for augmenting potential impacts of the proposed Project was compiled. This list is comprised of past projects, the effects of other current projects, and the effects of probable future projects which have either been approved, are pending approval, or are proposed and on file with the City of Los Angeles through July 2002. Eleven related projects were identified. The locations of these projects are shown in **Figure 5: Related Projects**.

The related project study area is generally bounded by the Porter Ranch development to the north, Topanga Canyon Boulevard to the west, Roscoe Boulevard to the south, and Louise Avenue to the east.

The cumulative impact analyses contained in this document have been performed on the basis of the proposed Project’s estimated sphere of influence in each impact category; as such, not all related projects may be included in the assessment of potential impacts in each impact category.

Total net development in the study area from construction of related projects are as follows:

Retail:	2,544,984 sf
Commercial:	45,000 sf
Office:	3,111,000 sf
Medical Office:	80,000 sf
Residential Single Family:	3,002 dwelling units
Residential Condominiums:	5,800 dwelling units ²⁶
Schools-Pre School:	45 students
Schools-Public High School:	888 students
Schools-Private High School:	550 students
Courthouse:	18 court rooms
Senior Housing:	58 dwelling units

²⁵CEQA, Section 15355

²⁶Assumes all dwelling units from Related Project Number 11 are multifamily.

Figure 5: Related Projects

Church:	293,000 sf
Community Facilities:	250,000 sf
Hotel:	600 rooms
Open Space:	285 acres

Specific related projects in the study area are as follows:

1. Location: 8817 Amigo Avenue (between Nordhoff Street and Reseda Boulevard)
Project: 28,404 sf Shopping Center
Status: Proposed
Project Name: Unknown (Case Number 99-0289)
2. Location: Northeast corner of Reseda Boulevard and Chase Street
Project: 16,580 sf Drug Store
Status: Proposed
Project Name: Unknown (Case Number 00-1313)
3. Location: 17401-31 Roscoe Boulevard
Project: 600-seat/100,000 sf Church, 58 Senior Dwelling Units, 45-student Pre-School
Status: Proposed
Project Name: Unknown (Case Number 01-0469)
4. Location: North of SR-118 between Los Angeles City/County Line and Tampa Avenue
Project: 3,595 dwelling units (2195 sfr, 1400 condominiums)
560,000 sf Office
80,000 sf Medical Office
300 Hotel Rooms
2,275,000 sf Retail
45,000 sf Restaurants
193,000 sf Church²⁷
Status: Under Construction
Project Name: Porter Ranch

²⁷ Approximately 2,518 of the 3,595 dwelling units remaining to be built. It is assumed that the church is already constructed.

5. Location: North of SR-118 between Topanga Canyon Boulevard and Canoga Avenue
Project: 484 Single Family Residential Dwelling Units
Status: Proposed
Project Name: Deer Lake Ranch
6. Location: Zelzah Avenue and Plummer Street
Project: 888-student High School
Status: Proposed
Project Name: LAUSD Public School
7. Location: Prairie Street, east of Reseda Boulevard
Project: Various (approximately 171,000 sf office/classroom)
Status: Proposed²⁸
Project Name: California State University-Northridge Master Plan
8. Location: Penfield Avenue, north of Prairie Street
Project: 18-room Courthouse
Status: Under Construction²⁹
Project Name: LA County Courthouse
9. Location: Penfield Avenue, north of Prairie Street
Project: 80,000 sf Office
Status: Proposed
Project Name: Northridge Office Building
10. Location: 11023 Lurline Avenue
Project: 550-student Private High School
Status: Proposed
Project Name: Sierra Canyon High School

²⁸This phase of the CSUN Masterplan project is currently in the planning stages and is not anticipated to be built and occupied until after 2005 (after completion of the proposed Krausz project).

²⁹Assumed a valid related project by the DOT at the time traffic counts were taken. However, the courthouse opened to the public June 2002 and is, therefore, not included in related project calculations.

11. Location: 23110 and 23500 The Old Road, County of Los Angeles between Interstate 5 Highway 14 exit and the Calgrove Boulevard exit
- Project: 5,800 Residential Dwelling Units
2,300,000 sf Office/Research & Development
250,000 sf Community Facilities
225,000 sf Neighborhood Retail
300 Hotel Rooms
285 Acres of Open Space
- Status: Proposed³⁰
- Project Name: Las Lomas Annexation Project

³⁰The Las Lomas project is located in the County of Los Angeles and is not anticipated to commence construction until after 2005 (after completion of the proposed Krausz project).